

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
ES of Sihler Oaks Trail, 255 ft N. of		
the centerline of Mink Hollow Court	*	DEPUTY ZONING COMMISSIONER
2 nd Election District		
3 rd Councilmanic District	*	OF BALTIMORE COUNTY
4309 Sihler Oaks Trail		
Cleveland Hitchman, et ux	*	CASE NO. 99-424-A
Petitioners		

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by Cleveland Hitchman and Aileen Hitchman, his wife, property owners, for that property known as 4309 Sihler Oaks Trail in the McDonogh Oaks subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (deck) with a rear yard setback of 20 ft. in lieu of the minimum required 22 ½ ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

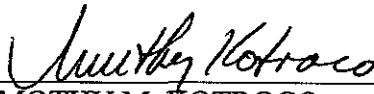
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

CALLER: CLERK FOR FILING
 Date: 6/1/99
 By: R. Jameson

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of June, 1999 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (deck) with a rear yard setback of 20 ft. in lieu of the minimum required 22 ½ ft, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date

6/1/99

By





Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 1, 1999

Mr. Cleveland Hitchman
4309 Sihler Oaks Trail
Owings Mills, Maryland 21117

RE: Petition for Administrative Variance
Case No. 99-424-A
Property: 4309 Sihler Oaks Trail

Dear Mr. Hitchman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4309 SIHLER OAKS TRAIL
which is presently zoned D.R. 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B O I . Z . C . 1 . 6 . , 3 0 1

To allow an open projection (deck) with a rear yard setback of 20 ft. in lieu of the minimum required 22 1/2 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

N/A

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

CLEVELAND HITCHMAN

Name - Type or Print

Cleveland Hitchman

Signature

AILEEN HITCHMAN

Name - Type or Print

Aileen Hitchman

Signature

4309 SIHLER OAKS TRAIL (H) 410-581-1266

Address

Telephone No.

OWINGS MILLS, MD 21117 (W) 410-655-7373

City

State

Zip Code

Representative to be Contacted:

CLEVELAND HITCHMAN

Name

4309 SIHLER OAKS TRAIL 410-581-1266

Address

Telephone No.

OWINGS MILLS MD 21117

City

State

Zip Code

Attorney For Petitioner:

N/A

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 5 day of May, 1999, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-424-A

REV 9/15/98

Reviewed By [Signature] Date 4-27-99

Estimated Posting Date 5-9-99

5/24

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4309 SIHLER OAKS TRAIL
Address
DWINGS MILLS MD 21117
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The 30' BRL, as established, prevents us from building even the most reasonable Deck on the rear of our home - in an area normally designated for such structures

Please note these add'l facts:

- A deck is necessary for use of the "back" door. No other egress exists on the rear of our home.
- We have shifted the proposed construction further to the left side of the rear of our home to create greater rear setback.
- There are no building lots to the rear of our home, only woods. We do not back up to any neighbors.

It is our belief the deck we desire to construct will not negatively impact the complexion of McDonough Oaks, but only compliment our neighbors' homes and the precedents already established by many of them. Thank you!

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(X) Cleveland Hitchman
Signature

CLEVELAND HITCHMAN
Name - Type or Print

(X) Aileen Hitchman
Signature

AILEEN HITCHMAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of April, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Cleveland A Hitchman & Aileen E Hitchman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

April 26, 1999
Date 4-26-99

Lucille Welch
Notary Public
My Commission Expires February 1, 2001

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

4309 SIHLER OAKS TRAIL
Address
OWINGS MILLS MD 21117
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The 30' BRL, as established, prevents us from building even the most reasonable deck on the rear of our home - in an area normally designated for such structures

Please note these additional facts:

- A deck is necessary for use of the "back" door. No other egress exists on the rear of our home.
- We have shifted the proposed construction further to the left side of the rear of our home to create greater rear setback.
- There are no building lots to the rear of our home, only woods. We do not back up to any neighbors.

It is our belief the deck we desire to construct will not negatively impact the complexion of McDonough Oaks, but only compliment our neighbors' homes and the precedents already established by many of them. Thank you!

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

ⓧ Cleveland Hitchman
Signature

CLEVELAND HITCHMAN
Name - Type or Print

ⓧ Aileen Hitchman
Signature

AILEEN HITCHMAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of April, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Cleveland A Hitchman & Aileen Hitchman

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

AS WITNESS my hand and Notarial Seal

April 26, 1999
Date
4/26/99

Lucille Nelson
Notary Public
My Commission Expires
LUCILLE NELSON
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 1, 2001



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4309 SIHLER OAKS TRAIL
which is presently zoned D.R.3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) § 801-2.2.1.6, 301

To allow an open projection (deck) with a rear yard setback of 20 ft. in lieu of the minimum required 22 1/2 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

N/A

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

CLEVELAND HITCHMAN

Name - Type or Print

ⓧ Cleveland Hitchman

Signature

AILEEN HITCHMAN

Name - Type or Print

ⓧ Aileen Hitchman

Signature

4309 SIHLER OAKS TRAIL

(H) 410-581-1266

Address

Telephone No.

OWINGS MILLS, MD 21117

(W) 410-655-7373

City

State

Zip Code

Representative to be Contacted:

CLEVELAND HITCHMAN

Name

4309 SIHLER OAKS TRAIL

410-581-1266

Address

Telephone No.

OWINGS MILLS

MD

21117

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-424-7

Reviewed By [Signature] Date 4-27-99

Estimated Posting Date 5-9-99

Zoning Description

Zoning Description for 4309 Sihler Oaks Trail,
Owings Mills, MD. Beginning @ a point on the east
side of Sihler Oaks Trail which is 50' wide @ the
distance of 255' North of the centerline of
the nearest improved intersection street Mink
Hollow Ct. which is 50' wide

Being Lot # 77 in the subdivision of
McDonagh Oaks as recorded in Balto Co. Plat
Book # S.M. 68, Folio # 116, containing 9052 #
or .21 acres. Also known as 4309 Sihler Oaks
Trail and located in the 2ND Election Dist,
3RD Councilmanic Dist.

OWNERS: CLEVELAND & AILEEN HITCHMAN
ADDRESS: 4309 SIHLER OAKS TRAIL
OWINGS MILLS, MD. 21117

424

99-424-A

10107010
No. 067010

AMOUNT	\$
50.00	

FOR: Residential Variance Filing Fee
4369 S. 4th St. S. 4th St. S. 4th St.

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT
 1993-94
 4/27/99 4/27/99 10-26-97
 1996 1996 CASHER 130 LSC BINDER :
 1996 5 528 ZIMING VERU 104104
 Receipt # 040562
 CA #. 067618
 Paid Tot 50.00
 50.00 OK
 Baltimore County, Maryland

99-424-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 99-424-A
PETITIONER/DEVELOPER:
(Cleveland Hitchman)
DATE OF Closing
(May 24, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
4309 Sihler Oaks Trail Baltimore, Maryland 21117_____

The sign(s) were posted on _____ 5-7-99 _____
[Month, Day, Year]

Sincerely,

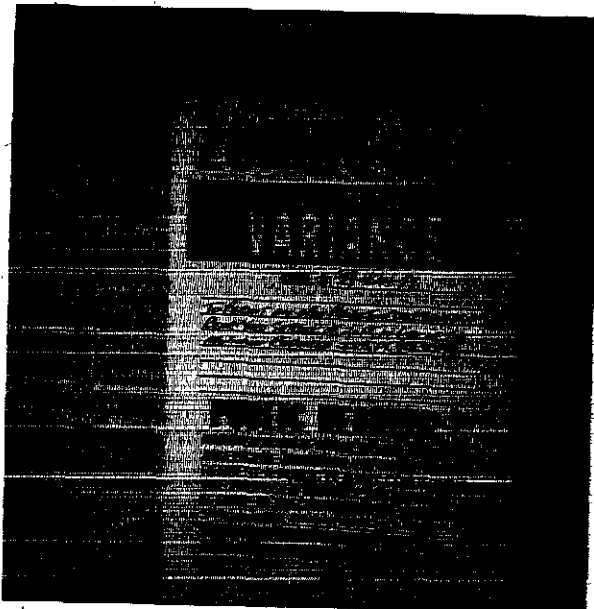

[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410) 687-8405 _____
[Telephone Number]



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 424 -A Address 4309 Sihler Oaks Trail
Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5-27-99 Posting Date: 5-9-99 Closing Date: 5-24-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 424 -A Address 4309 Sihler Oaks Trail
Petitioner's Name Hitchman Telephone ^{day} (410) 655-7373
Posting Date: 5-9-99 Closing Date: 5-24-99
Wording for Sign: To Permit an accessory open projection (deck) with
a rear yard setback of 20 ft. in lieu of the minimum
required 22 1/2 ft.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-427-A

Petitioner: see below

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: CLEVELAND & AILEEN HITCHMAN

Address: 4309 SIHLER OAKS TRAIL

DWINGS MILLS MD 21117

Telephone Number: 410-581-1266

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing


PROPERTY ADDRESS: _____

Subdivision name: _____


plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____

see Pages 5 & 6 of the CHECKLIST for additional required information

North 
 date: _____
 prepared by: _____

Scale of Drawing: 1" = _____

 Vicinity Map
 North
 scale: 1" = 1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1" = 200' scale map#: _____

Zoning: _____

Lot size: _____
 acreage square feet

public private
 SEWER: ☐ ☐
 WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 24, 1999

Mr. Cleveland Hitchman
4309 Sihler Oaks Trail
Owings Mills, MD 21117

RE: Case No.: 99-424-A
Petitioner: Hitchman
Location: 4307 Sihler Oaks Trail

Dear Mr. Hitchman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 27, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

MAY 1 1994

RE: [illegible]
[illegible] Administration and Development [illegible]
[illegible] [illegible] [illegible]
[illegible] [illegible]
MAIL STOP 41135

RE: [illegible] [illegible] [illegible]

[illegible] [illegible] [illegible] [illegible] [illegible]

[illegible] [illegible] [illegible] [illegible]

[illegible]

[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]
[illegible] [illegible]

[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]

424 [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]

RE: [illegible] [illegible] [illegible]

[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]

[illegible]



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: May 17, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for May 17, 1999
Item Nos. 423, 424, 425, 427, 429,
431, 432, and 433

(Item Nos. 426 and 434 were BLANK.)

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: May 10, 1999

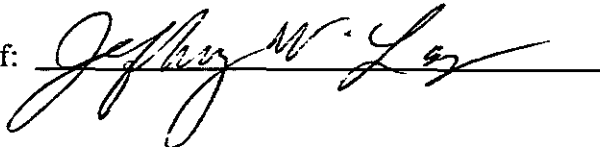
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 423, 424, 425, 427, 430, 432 and 433

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in dark ink, appearing to read "Jeffrey W. Long", is written over a horizontal line.

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.6.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 424

JJS

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

OWNERS : CLEVELAND & AILEEN HITHMAN

ADDRESS : 4309 SIHLER OAK TRAIL
OWINGS MILLS, MD. 21117

SUBDIVISION: McDONOUGH OAKS

PLAT BOOK: S.M. 68

FOLIO : 116

LOT : 77

COUNCIL DIST: 3 // 1"-200' ZONING MAP #NW9-I

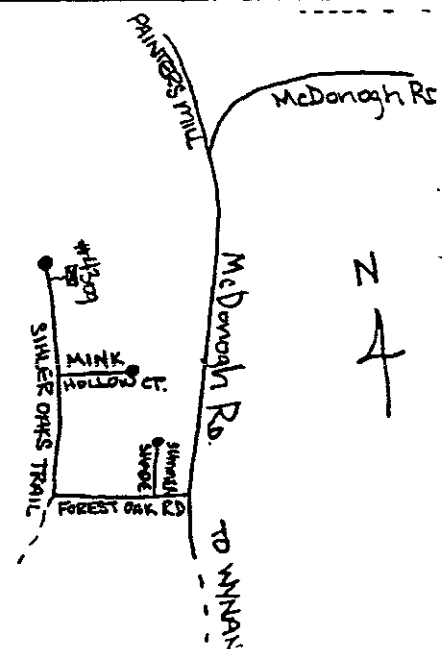
ELECTION DIST: 2 // ZONING: D.R. 3.5

PUBLIC WATER & SEWER

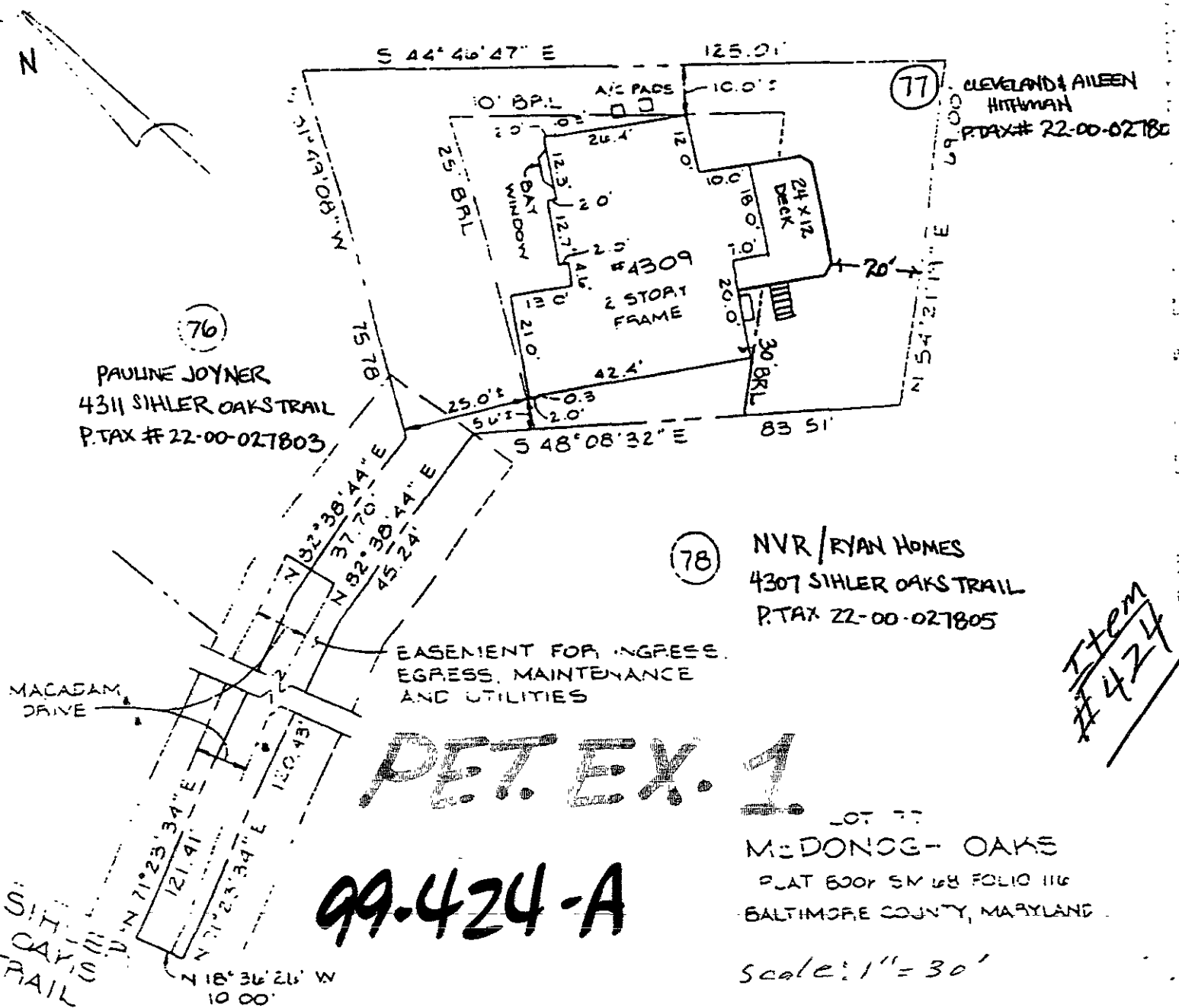
NOT CRITICAL AREA

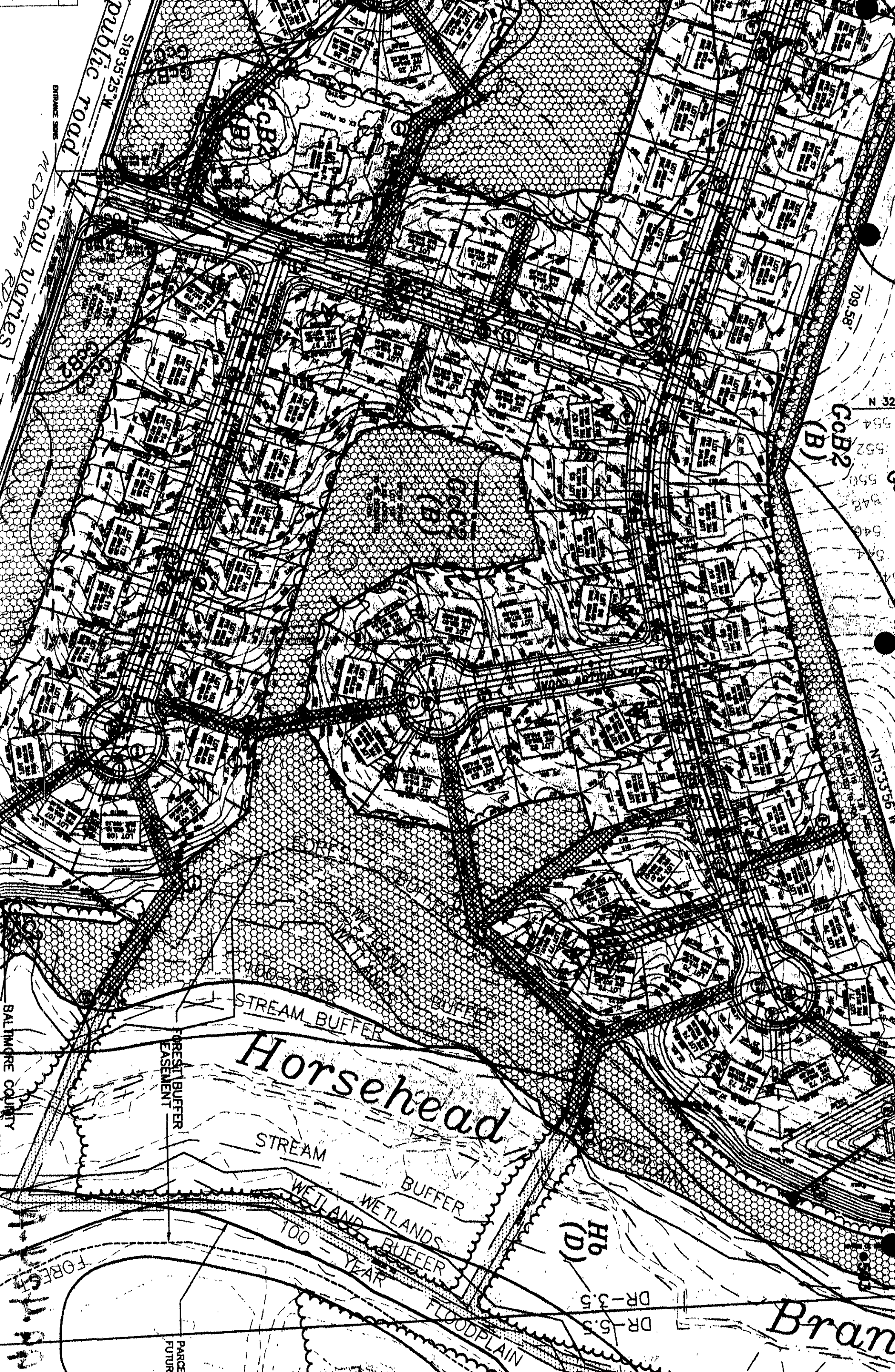
NO PRIOR HEARINGS

LOT SIZE: 9052 \pm / .21 ACRES



LOCATION DRAWING





DAVID, This is a copy of a portion of the FDP
Showing the Street, the zone division line & the lot
#77

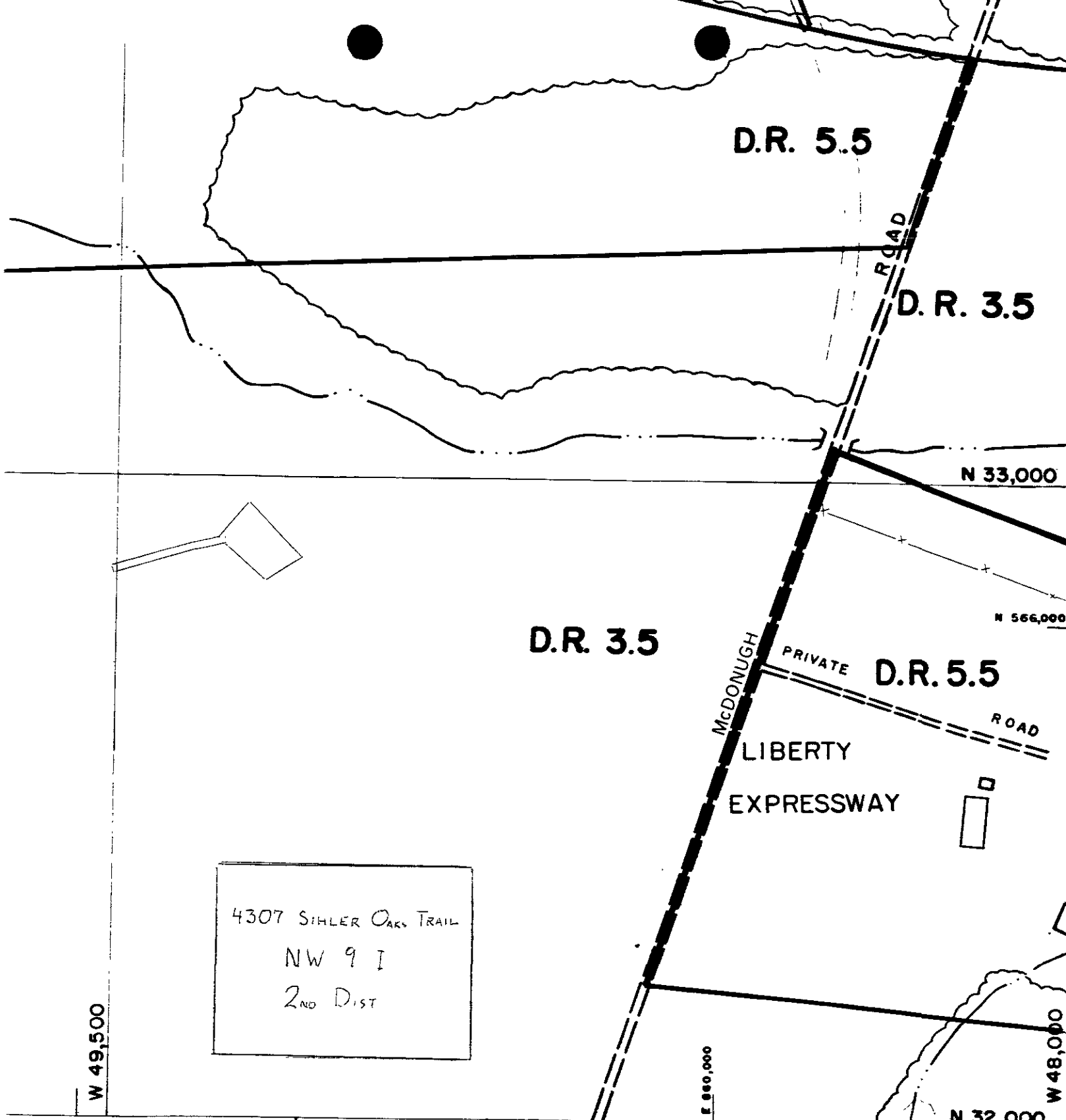
Item # 424

Enclosed are the 200' scale zoning
maps

THANKS!

John S.

A-424-bb
99.424-A



Item # 424

SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

Mc DONOUGH
VICINITY

99.424-A

SHEET

N.W.

9-I

N.W.
5-5

LOCATION

SCALE

$$l' = 200' \pm$$

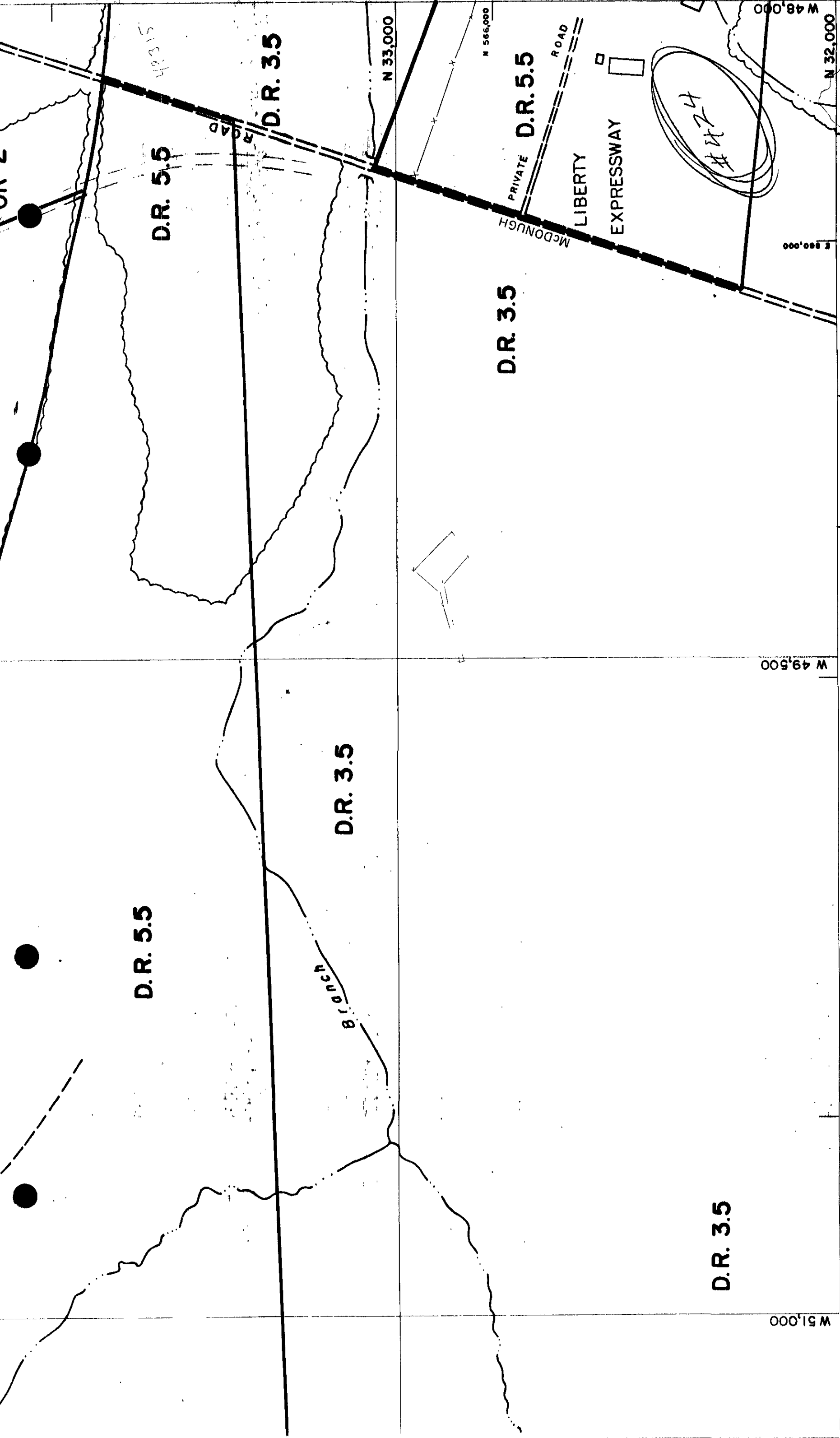
DATE

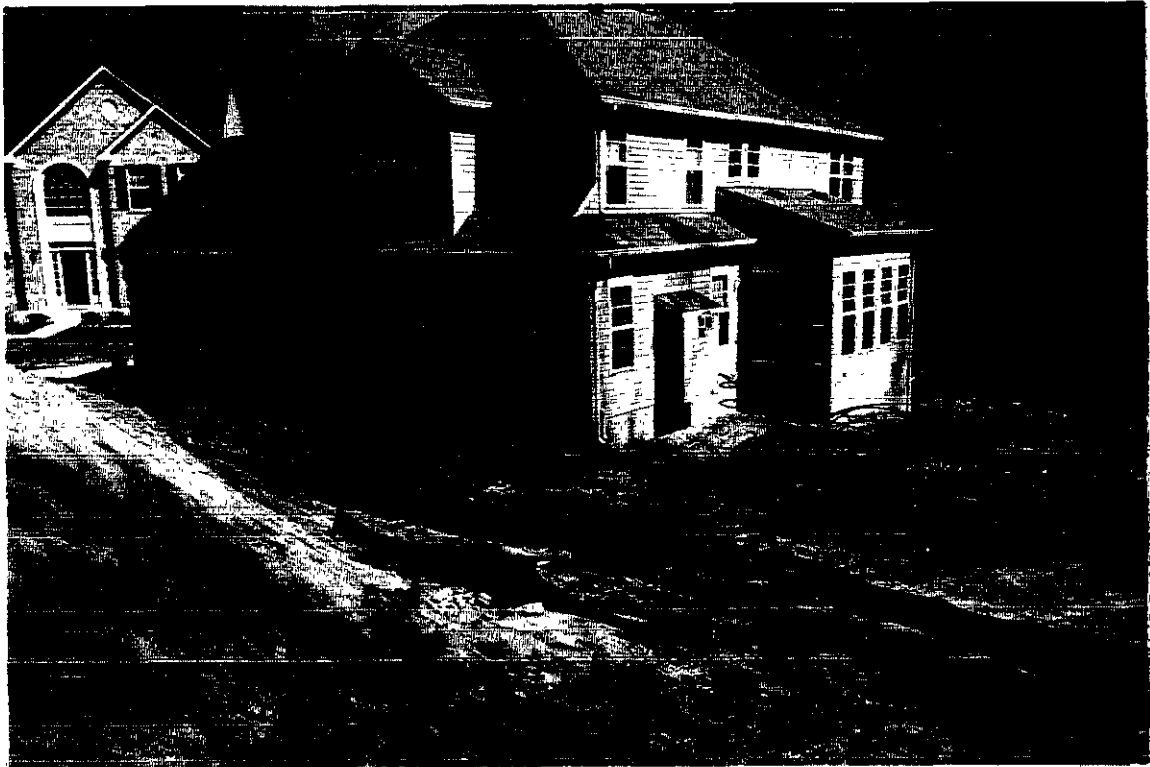
LEET'S

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Mc DONOUGH

VICINITY





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PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	Mc DONOUGH VICINITY	N.W. 9-1
DATE OF PHOTOGRAPHY JANUARY 1986	99-424-A	